

Article 5: Building Regulations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

Division 1: Adoption and Applicability of the Building Regulations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§145.0101 Purpose of the Building Regulations

- (a) The purpose of the Building Regulations is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction methods, and type and quality of materials, use and occupancy, location, and maintenance for new construction or for construction involving existing buildings or structures and certain, specifically regulated, equipment.
- (b) The purpose of this section is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this section.

(Amended 9-24-2002 by O-19102 N.S..)

§145.0102 When the Building Regulations Apply

- (a) This article shall be known as the Building Regulations of the City of San Diego and regulates the construction, alteration, repair, maintenance, moving, removal, demolition, occupancy, and use of any privately owned building or structure within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Building Code, and hydraulic flood control structures. The Building Regulations shall also apply to City-owned buildings.
- (b) Where in any specific case, different sections of the Building Regulations specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.
- (c) Wherever in the Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted as shown in Section 145.0107.

- (d) Administration and enforcement of the Building Regulations of The City of San Diego are regulated by the applicable provisions of Chapters 11 and 12 of the Land Development Code.

(Added 12-9-1997 by O-18451 N.S.; amended 12-6-1999 by O-18728 N.S.; effective 1-1-2000.)

§145.0103 Adoption of the 2001 California Building Code

- (a) The 2001 California Building Code, published by the California Building Standards Commission, as amended by the State Department of Housing and Community Development [HCD]; the Division of the State Architect/Access and Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHDPD3]; and the State Fire Marshal [SFM] (2001 California Building Code) is adopted by reference, except as otherwise provided in Sections 145.0104, 145.0105, 145.0106, and 145.0107. A copy of the 2001 California Building Code is on file in the office of the City Clerk as Document No. OO-769840.
- (b) Each of the regulations, provisions, conditions, and terms of the 2001 California Building Code is made a part of this article as if fully set forth in this article except as otherwise provided in Sections 145.0104, 145.0105, 145.0106, and 145.0107.
- (c) Numbering of sub-sections in Division 2 of this Article is cross-referenced to sections in the 2001 California Building Code.
- (d) The adoption of the 2001 California Building Code, shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.
- (e) Application. The amendments made by the state agencies to the model code and incorporated into the California Building Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section 101.17 of the 2001 edition of the California Building Code. The Building Official shall only enforce those amendments made by the following state agencies:
- (1) The Department of Housing and Community Development (HCD).
 - (2) Division of the State Architect, Access Compliance (DSA/AC).

- (3) Office of the State Fire Marshal (SFM).
- (4) Office of Statewide Health, Planning and Development (OSHPD3).
- (5) California Energy Commission (CEC).
- (6) Department of Water Resources (DWR).
(Retitled from "Adoption of the 1998 California Building Code" and amended 9-24-2002 by O-19102 N.S.)

§145.0104 Portions of the 2001 California Building Code Not Adopted by the City of San Diego

The following portions of the 2001 California Building Code are not adopted by the City of San Diego:

- (a) Chapter 1, ADMINISTRATION
- (b) Chapter 33 SITE WORK, DEMOLITION AND CONSTRUCTION, Section 3301 EXCAVATIONS AND FILLS, Sub-section 3301.1 General is not adopted.
- (c) Chapter 34 EXISTING STRUCTURES, Section 3403 ADDITIONS, ALTERATIONS OR REPAIRS, Sub-section 3403.5 Historic Buildings is not adopted.

(Retitled from "Portions of the 1998 California Building Code Not Adopted by the City of San Diego" and amended 9-24-2002 by O-19102 N.S.)

§145.0105 Modifications to the 2001 California Building Code Adopted by the City of San Diego

The following sections or sub-sections of the 2001 California Building Code have been modified by the City of San Diego:

- (a) Chapter 15 ROOFING AND ROOF STRUCTURES, Section 1503 ROOFING REQUIREMENTS is adopted as modified.
- (b) Chapter 18 FOUNDATIONS AND RETAINING WALLS, Section 1804 FOUNDATION INVESTIGATION, Sub-section 1804.2 Investigation is adopted as modified.

(Retitled from “Modifications to the 1998 California Building Code Adopted by the City of San Diego” and amended 9-24-2002 by O-19102 N.S.)

§145.0106 Additions to the 2001 California Building Code Adopted by The City of San Diego

The following sections or sub-sections have been added to the 2001 California Building Code regulations by the City of San Diego:

- (a) Chapter 18, FOUNDATIONS AND RETAINING WALLS, Section 1804 FOUNDATION INVESTIGATION, Sub-section 1804.10 REQUIRED GEOLOGIC INVESTIGATION including 1804.10.1 through 1804.10.4.
- (b) Chapter 29 PLUMBING SYSTEMS, Section 2902 NUMBER OF FIXTURES, Sub-section 2902.7 Sanitary Facilities for Temporary Worker Camps.
- (c) Chapter 32, CONSTRUCTION IN THE PUBLIC RIGHT OF WAY, Section 3208 ENTRANCE CANOPIES, including sub-sections 3208.1 through 3208.6.
- (d) Chapter 33 SITE WORK, DEMOLITION AND CONSTRUCTION, Section 3304 DEMOLITION AND REMOVAL REGULATIONS.
- (e) Chapter 34 EXISTING STRUCTURES, Section 3403 ADDITIONS, ALTERATIONS OR REPAIRS, Sub-section 3403.6 Exceptions, including 3403.6.1 and 3403.6.2.

(Retitled from “Additions to the 1998 California Building Code Adopted by the City of San Diego” and amended 9-24-2002 by O-19102 N.S.)

§145.0107 Adoption of Appendices to 2001 California Building Code

The following Appendix Chapters of the 2001 California Building Code are adopted by the City of San Diego:

CHAPTER 3, Division II	AGRICULTURAL BUILDINGS
CHAPTER 18	WATERPROOFING AND DAMPPROOFING
	FOUNDATIONS
CHAPTER 31, Division II	MEMBRANE STRUCTURES
CHAPTER 31, Division III	PATIO COVERS

*(Retitled from “Adoption of Appendices to 1998 California Building Code”
and amended 9-24-2002 by O-19102 N.S.)*